

**TOWN OF HAMPDEN
PLANNING BOARD
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, May 10, 2006, at the Hampden Municipal Building by Chairman David Caliendo.

Attendance: Planning Board Members: Member Chairman David Caliendo, Andrew Nelson, Michael Avery, Mort Syversen, Peter Frazier, and Associate Member Tony Llerena.

Also in attendance: Town Planner Robert Osborne, recording secretary Rosemary Bezanson along with Applicants for tonight's hearing.

1. APPROVAL OF MINUTES (April 12, 2006)

Member Avery made a motion to approve the minutes as written, Member Syversen seconded the motion. The vote to accept the minutes as written was unanimous.

2. NEW BUSINESS

A. Major Subdivision Preliminary Plan Review – Peter Michaelson-Request approval of Sunrise Estates Subdivision, a 12-lot 50 acre Rural Cluster subdivision with public improvements located on the west side of Carmel Road North at Piper Wood Road in a Rural District (Tax Map 1, Lot 27G).

Chairman Caliendo asked to hear from Town Planner Bob Osborne on the preliminary Plan for Peter Michaelson's Sunrise Estates Subdivision.

Mr. Osborne indicated that at April's Planning Board meeting the Board had made no motion on the acceptance of the plan or its completeness. At the public hearing no evidence was presented challenging either the design or the completeness of the application. He indicated that the Board had seemed to indicate that the plan was both complete and satisfactory but had not indicated so in the form of a motion. He noted that the engineering of the plans and drainage analysis had been found to be acceptable by Mr. Allen at J. W. Sewall Company.

Member Avery made a motion that the application is complete. The motion was seconded by Member Llerena. The vote was six in favor and none against this motion.

Member Avery made a motion that preliminary plan meets the requirements for approval. The motion was seconded by Member Llerena. The vote was six in favor and none against the motion to approve the preliminary plan.

B. Major Subdivision, Final Plan Revision – Webber Brook, LLC – Request approval of Hawthorne Ridge Subdivision, Phase 2, a 37-lot 115 acre Rural Cluster subdivision with public improvements located on Dunton Circle off the north side of Western Avenue in Rural District (Map 8, Lots 20A & 21) – Continued

Chairman Caliendo asked for a representative of the application.

Steve Ribble of Ames AE spoke briefly about the storm water, drainage, and DEP application. This is the second phase of Hawthorne Ridge with 37 lots proposed.

Mr. Osborne stated that J.W. Sewall is satisfied with the drainage analysis and overall design. Mr. Osborne indicated that the item had been tabled after the April public hearing because drainage details were being finalized at that time. At that public hearing no evidence was presented challenging the design or completeness of the application. Staff recommends major subdivision preliminary plan approval at this time. He suggested that the Board first make a finding of completeness and then make a motion on approval of the plan.

Member Syversen made a motion that the application is complete. This motion was seconded by Member Avery. The vote was six in favor and none against this motion.

Member Avery made a motion to approve the preliminary plan as submitted with the comments from last month's meeting and tonight meeting. This motion was seconded by member Syversen. The vote was six in favor and none against the motion.

3. NEW BUSINESS

A. Site Plan Review – Town of Hampden – Request amendment of previously approved site plan of Hampden Marina to construct a 300 sq. ft. accessory use public rest room building in a Commercial Service District located off the end of Marina Road (off Main Road North) in a Commercial Service District and Resource Protection District (Map 28, Lot 17A).

Chairman Caliendo asked for a representative for the application.

Mr. Osborne spoke as a representative for the Town on this application.

Mr. Osborne stated that this proposal is to replace the port-a-potties with two 150 sq. ft. accessory structures with lavatory facilities. This would be hooked up to public sewer, and maintained by Hamlin Marine. As part of the lease agreement Hamlin Marine will be building this structure, and be responsible for the daily maintenance. He noted that these lavatories would be located below the 100 year flood elevation but that small accessory structures are exempted from a requirement that they be flood proofed.

Member Llerena made a motion to approve this application. This motion was seconded by Member Avery. The vote was six in favor and none against the motion to approve this application.

B. Site Plan Review – Lafayette Hotels, Inc. – Requests site plan revision to modify the parking lot design of the previously approved White House Inn/Best Western three-story addition located at Littlefield Avenue in an Interchange District (Tax Map 9, Lot 49 & 49A).

Chairman Caliendo asked for a motion to table this application (see attached request from Kiser and Kiser the representative of this application). The letter indicated that applicant was addressing fire lane issues with Hampden Fire Department.

Member Syversen made a motion to table this application to the next regularly scheduled Planning Board meeting. This motion was seconded by Member Llerena. The vote was six in favor and none against the motion to table this application.

C. Zoning Map Amendment – Town of Hampden – Request amendment to change the zoning district of the southwesterly side of Mecaw Road from Industrial Park District to Commercial Service District for a distance of approximately 350 feet from Mecaw Road (approximately 9.6 acres). (portions of Tax Map 10, Lot 50 and Tax Map 10, Lot 49) – Public Hearing

Chairman Caliendo opened the public hearing and asked to hear from a representative of the application.

Mr. Osborne speaking as a representative of the Town stated that this amendment was discussed at the Planning Board ordinance committee meeting earlier this evening. Both of these zoning districts were deemed to be consistent with Comprehensive Plan's proposed land use map which proposes industrial land use for this area. The Commercial Service district was originally the Commercial Industrial zone in the previous zoning ordinance and has always contemplated a wide variety of industrial uses. This area along Mecaw Road is currently Commercial Service District on one side of the street and Industrial Park District on the other side of the street. The land is somewhat rare and valuable for Hampden in that it has fine visibility and access from Route 202 Bypass and would augment the limited amount of commercial zoned property within the Town. He noted that a financial institution had expressed interest in the property and that the Industrial Park District would not permit the drive-thru element of a bank.

As no one else wished to speak Chairman Caliendo closed the Public Hearing and asked for staff comments.

Mr. Osborne recommended that the Board return this item with an "ought-to-pass" recommendation. He also noted that the Board had held an Ordinance Committee meeting on this item and suggested that they report to the Board.

Member Avery indicated that the Ordinance Committee had reviewed the proposed Zoning Map Amendment and had found it to be a good fit for the area and that it did not present any issues or conflicts with the Zoning Ordinance. There is a proposed financial institution with a drive-thru looking at this area, and the amendment would allow them to locate in this area.

Member Syversen made a motion that the proposed Zoning Map Amendment be returned to the Town Council with an "ought-to-pass" recommendation. Member Llerena seconded the motion. The Board voted unanimously (6 in favor and none against) to return the item to the Council with an "ought-to-pass" recommendation.

4. STAFF REPORT

Mr. Osborne announced with regrets that he received a letter of resignation from Thomas Cavanaugh. He noted that Mr. Cavanaugh had indicated that he did not feel as though he (at the present) had sufficient time and attention to dedicate to the role of Planning Board member and did not want to compromise the task.

Mr. Osborne stated that the workshop held May 6, 2006 went well. He noted that he would like to conduct another workshop for June 7th if it were at all possible.

Mr. Osborne noted that the Town Land and Open Space committee meeting was poorly attended and encouraged full participation in the committee.

5. BOARD MEMBERS CONCERNS

6. ADJORNMENT

The Planning Board meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Michael Avery, Secretary